

WICHITA HISTORIC PRESERVATION BOARD MINUTES
12 February 2007
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
2 P.M.

WORKSHOP HISTORIC PRESERVATION ORDINANCE REVISIONS

Discussion of the ordinance 2.12.1015 – 1025 for revisions with clarification and notice procedure and definition of applicant.

REGULAR SCHEDULED MEETING TO BEGIN AT 3 P.M.

ITEM NO. 1 ROLL CALL

Members Present:

Jim Guy
Elena Ingle
Lucio Arteaga
Roberta Johnson
George Platt
Kim Edgington (in at 3:12)

Members Absent:

Mim Hiesterman

Staff Present:

Kathy Morgan, Senior Planner, Historic Preservation Office
Barbara Hammond, Planning Analyst, Historic Preservation Office
Amber Schrag, City Archaeologist
Mike Gable, OCI

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Request to add HPC2007-00057, 1104 N Broadway, Burger King.

Motion #1 made by Ingle, 2nd by Arteaga to add item to the Agenda. Motion carried unanimously (5-0).

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential	\$54,263.07
Revolving Loan Fund – Non-Residential	
Deferred Loan Fund – Residential	\$46,841.20

ITEM NO. 4 CORRESPONDENCE

Barbara Hammond submitted an application for designation as a *Preserve America* community. The benefit is to allow nonprofit agencies that are involved in heritage tourism and preservation in the city apply in partnership with the City of Wichita for grant funds.

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 8 JANUARY 2007 MEETING

Motion #2 made by Guy, 2nd by Arteaga to approve minutes of January 8, 2007 as presented with noted correction. Motion carried unanimously (5-0).

(Edgington in at 3:12)

ITEM NO. 6 OLD BUSINESS

1. **MAJOR:** (HPC2005-00258) Environs, Michigan Building, Kress Building, Old City Hall, Wheeler Kelly Hagney Building, Kaufman Building, and Carnegie Library Building
APPLICANT: Stan Shelden, Shelden Architects for Kelly Donham
FOR: 111 thru 125 E. Douglas

Applicant is submitting elevation plans for Caldwell Murdock Building and conference center/parking garage between the Caldwell Murdock Building and the Woolf Brothers Building.

Staff recommended that the HPB find the project does not comply with Kansas State Statute 75-2715 – 75-2725. Specifically Guideline #6, new additions, exterior alterations, infill constructions or related new construction should not destroy, character designing features or special relationships that characterize the environs of a property. The new work shall be compatible with the historic materials character designing features, size, scale and proportion and the massing of the environs.

1. The exterior cladding materials are not appropriate – glass, marble, redwood screens, and stainless steel framing are not within the period of significance of the listed buildings (1900-1935), material components of the historic structures and glazed terra cotta, brick and double-hung or casement windows.
2. The renovation of the Caldwell Murdock Building completely obscures the historic storefront;
3. The horizontal banding of the windows does not attempt to conform to the window banding of the Caldwell Murdock Building,

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- Wolf Brothers Building or the non-historic Center Point building;
4. The marble vertical bands are not visually consistent with the historic building's stacking of floors;
 5. The cantilevered cornice on the Caldwell Murdock Building and the vertical bands do not maintain the street wall in the same plane;
 6. The projecting balconies are not a compatible architectural feature for the historic environs; and
 7. The project presents one structure where four buildings once occupied the same space.

Mr. Donham did attempt to get the Tax Credits, however the building had been too changed, too altered and was not able to get the tax credit.

Present for comments and questions were Stan Shelden, Ben Walters, Kelly Donham, Mick Hogan, Ed Wolverton, and Joe Johnson.

Motion #3 made by Ingle, 2nd by Johnson to find that the exterior renovation of the Caldwell Murdock Building and the new parking garage does encroach damage or destroy the environs of the Michigan Building, Kress Building, Old City Hall, Wheeler Kelly Hagney Building, Kaufman Building, and the Carnegie Library Building. Motion carried (4-2). Opposed (Edgington, Arteaga)

ITEM NO. 7 CONSENT AGENDA

- A. Roof Repairs** –For properties eligible for the State Historic Income Tax Credits, the owners were notified and given the appropriate applications to file for the credits.

HPC2007-00001 thru 00006; 00010 thru 00013; 00015 thru 00017; 00019; 00022; 00025; 00026; 00028 thru 00030; 00032 thru 00034; 00036; 00037; 00039 thru 00043; 00045 thru 00047; 00050 and 00051.

B. Signs

HPC2007-00007 223 E Douglas, install 4 X 16 ft aluminum wall sign with vinyl letters
HPC2007-00020 820 E 2nd, install Dunn Bros Coffee sign and drive thru sign
HPC2007-00021 1156 N. Emporia, install post and panel sign
HPC2007-00023 117 N Main, install 3 new directional signs for Intrust Bank
HPC2007-00035 105 S Broadway, install new channel letters for Broadway Plaza

C. Other

HPC2007-00009 124 S Emporia, install 3 air intake grilles and ADA ramp
HPC2007-00014 459 W 9th, install 6-inch vinyl siding
HPC2007-00024 429 N Grove, replace porches on house
HPC2007-00031 1221 N St. Francis, install new vinyl windows same opening
HPC2007-00038 308 S. Clifton, construct new storage shed on existing slab siding to match house

Motion #4 made by Guy, 2nd by Arteaga to approve the Consent Agenda Item(s) as presented. Motion carried unanimously (6-0).

ITEM NO. 8 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

MAJOR: (HPC2007-00057) Environs, 10th Street Topeka National District, Topeka/Emporia national Register District, Comley House Market Street Cottage, Bowers House, Stoner Apartment.
APPLICANT: Burger King
FOR: 1104 N Broadway

This was the request to add item.

Application request for construction of new Burger King, and will come back to the board before demolition of old Burger King.

Motion #5 made by Edgington, 2nd by Guy that HPC2007-00057 does not damage, encroach or destroy the environs of the 10th Street Topeka National Historic District, Topeka/Emporia National Register District, Comley House, Market Street Cottage, 1004 N Market. Motion carried (5-1). Opposed (Johnson)

ITEM NO. 9 MISCELLANEOUS MATTERS

1. LED Sign demonstration at George Lay Sign Company, 1016 N. Waco by John Lay and Brian Rader. Tour item rescheduled for March 12, 2007 at 2:15.
2. Keep Clean building is going to be heard at the States Sites Review board, February 17, 2007
3. Preparing to submit a multiple property documentation nomination for Wichita Housing periods from 1880 thru 1945 for Tax Credit purposes. (tape over)
4. Bridge reconstruction, Consultant Bid Document for work to be done, KDOT, and SHPO (federal funding).

ITEM NO. 10 ADJOURNMENT

Motion #6 made by Guy, 2nd by Edgington to adjourn at 5:03 p.m. Motion carried unanimously (6-0).